Box 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0- Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF JULY, 2025. Notary Public MY COMMISSION EXPIRES MARCH 3, 2026 (AFFIX SEAL)

DEBORAH J. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE GRANTOR. NO INDEPENDENT TITLE EXAMINATION WAS PERFORMED NOR OPINION RENDERED.

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
JARED JOEL FINCK & EMMELIA WINNIFRED FINCK	**SAME**	**063-00-0-008.00**
(NAME) **1538 NEELYS BEND ROAD**	(NAME)	**063-00-0-009.00**
(ADDRESS) **MADISON, TN 37115**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JARED JOEL FINCK AND EMMELIA WINNIFRED FINCK, HUSBAND AND WIFE, FOR THE EXPRESS PURPOSE OF CREATING A SINGLE MAP AND PARCEL TO SAID PROPERTY,** BY THESE PRESENTS DO REMISE, RELEASE, QUITCLAIM, AND CONVEY ALL OFOUR RIGHT, TITLE AND INTEREST, UNTO **JARED JOEL FINCK AND EMMELIA WINNIFRED FINCK, HUSBAND AND WIFE,** THEIR HEIRS AND ASSIGNS, CERTAIN TRACTS OR PARCELS OF LAND IN **DAVIDSON COUNTY**, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT

Tract 1: Map & Parcel 063-00-0-008.00

Land in the 11th, formerly the 19th, Civil District of Davidson County, Tennessee, described according to a copy of a survey made for Hal R. Swan, Jr., May 25, 1957, as follows:

BEGINNING at an iron pin in the Westerly margin of Neely's Bend Road, said iron pin being 376 feet, more or less, Southerly from the Northeast corner of the property conveyed to C. W. Carroll by deed of record in Book 636, page 515, Register's Office for said County, said point also being 128 feet Southerly from the Southeast corner of the property conveyed to J. M. Beck and wife, Mary G. Beck, by deed from C. W. Carroll, a widower, of record in Book 1025, page 386, said Register's Office; thence with the margin of said road, South 19 degrees 30 minutes East 38.5 feet to an iron pin; thence South 77 degrees 6 minutes West 150 feet more or less to an iron pin; thence South 13 degrees 7 minutes East 44 feet more or less to an iron pin, thence South 78 degrees 33 minutes West 120 feet more or less to an iron pin; thence North 14 degrees 29 minutes West 75 feet more or less to a point; then North 77 degrees 61 minutes East 274 feet more or less to the point of beginning.

Tract 2: Map & Parcel 063-00-0-009.00

Land in Davidson County, Tennessee, being a lot on the West side of Neelys Bend Road, South of Evergreen Trail (48 x 150 x Irregular) and being further described as Parcel 9 on Tax Map 63, Davidson County Tax Assessors Office.

NOTE: Tract 2 is contiguous with Tract 1 along its southerly and easterly boundary.

Being the same property conveyed to Jared Joel Finck and Emmelia Winnifred Finck, husband and wife, by warranty deed dated July 18, 2025 from Laurent Champonnois, married, of record in Instrument No. 20250723-0058268, Register's Office for Davidson County, Tennessee.

This conveyance is subject to such limitations, restrictions and encumbrances as may affect the premises in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property known as **1538 & 0 NEELYS BEND ROAD, MADISON, TN 37115**
(House Number) (Street) (P O Address) (Postal Zip)

Karen Johnson
Batch # 1302984
07/28/2025 02 00 00 PM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250728-0059460

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 24th day of July, 2025.

JARED JOEL FINCK

EMMELIA WINNIFRED FINCK

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **JARED JOEL FINCK AND EMMELIA WINNIFRED FINCK**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand and official seal at office this 24th day of July, 2025

My Commission Expires: **March 3, 2026**

Notary Public

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON